

COUNTY OF YORK

MEMORANDUM

DATE: October 15, 2003 (BOS Mtg. 11/18/03)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-624-03, Home Depot USA, Inc.

ISSUE

This application requests a Special Use Permit, pursuant to Sections 24.1-306 (Category 10, No. 6) and 24.1-466(g) of the York County Zoning Ordinance, to authorize a home improvement center of more than 80,000 gross square feet on an 18.3-acre portion of a 27.6-acre parcel located at 6700 Mooretown Road (Route 603) and further identified as Assessor's Parcel No. 2-32. The property is located on the east side of Mooretown Road, approximately 500 feet south of its intersection with East Rochambeau Drive (Route F137).

DESCRIPTION

- Property Owner: Bulifants, L.P.
- Location: 6700 Mooretown Road (Route 603)
- Area: Approximately 18.3 acres of a 27.6-acre parcel
- Frontage: Approximately 40 feet on Mooretown Road
- Utilities: The property is currently served by public water and sewer
- Topography: Varied
- 2015 Land Use Map Designation: Economic Opportunity
- Zoning Classification: EO – Economic Opportunity
WMP – Watershed Management and Protection Area overlay
- Existing Development: Vacant

- Surrounding Development:

North: Regional storm water management pond; Lowe's & Wal-Mart beyond
East: Vacant
South: Vacant
West: Williamsburg Community Hospital (under construction) across Mooretown Road

- Proposed Development: 132,873 square-foot home improvement center (a Special Use Permit is required because the proposed structure exceeds 80,000 square feet of floor area)

CONSIDERATIONS/CONCLUSIONS

1. The applicant proposes to subdivide a parcel of approximately 17.9 acres from the 27.6-acre subject parcel to construct the proposed home improvement center. The total area subject to the Special Use Permit (SUP) includes an additional 0.4 acres (18.3 acres total) containing a joint access area to be shared with future users of an adjacent 5.82-acre residual parcel located to the south of the site. A second 3.7-acre residual parcel is shown adjacent to the western side of the site and fronting on Mooretown Road. The 27.6-acre parent tract is subject to a 35-foot landscape buffer along Mooretown Road pursuant to a condition voluntarily proffered by the property owner as part of Application No. ZM-38-98, which was approved through the adoption of Ordinance No. 095-27.
2. The Comprehensive Plan designates this area for Economic Opportunity, and the property is zoned EO (Economic Opportunity). This designation is intended to promote a mix of commercial, tourist-related and limited industrial uses, and emphasis is placed on capital- and labor-intensive uses. Current uses in the area of the subject site include Williamsburg Community Hospital, Lowe's, Wal-Mart and a Sonic drive-through restaurant. Surrounding zoning includes EO to the north, south and west and RR (Rural Residential) to the east. The property is subject to the WMP (Watershed Management and Protection Area) overlay district. The property's eastern boundary borders Queen Creek, which is a tributary stream draining directly into Waller Mill Reservoir.
3. Quality architectural and landscape design is emphasized in the Comprehensive Plan Sub-area Description for this area of the County as well as in the Economic Opportunity Land Use Designation section. Architectural renderings of the building illustrate façade materials of pre-cast brick panels with beige trim, orange canopies and gables for the entrances and garden center and orange lettering for signage. Proposed signage includes a 417 square-foot façade sign on the front of the building and a 49 square-foot freestanding monument sign with a height of 15 feet. The brick base of the monument sign would match the building façade.

Under Section 24.1-244(b) of the Zoning Ordinance, a 10-foot landscaped open space strip is required around the perimeter of all buildings. Given the nature of the proposed use, plantings surrounding the building would be impractical. The applicant is therefore proposing to transfer the equivalent landscape area to the west and north sides of the site. In order to facilitate screening of the parking lot, the staff and planning Commission are recommending that evergreen trees and shrubs be installed along the western perimeter of the site and a mix of evergreen and deciduous trees and shrubs along the side yards. A proposed approval condition addresses this concern. In addition to minimum required landscaping for the parking lot and side yards, the applicant is proposing an additional landscaped area across the rear of the site.

4. Water quality and storm water runoff are of substantial concern in this area. Under the WMP overlay district provisions of the Zoning Ordinance, the eastern side of the property is subject to a 200-foot stream buffer bordering Queen Creek. I recommend there be no reduction of this buffer, and an approval condition addresses this issue. A regional storm water pond has been constructed on the property abutting the northern end of the site, and runoff from the site would be directed through this facility. The pond was designed to accommodate runoff from the applicant's site as well as the 3.7-acre residual parcel, given a maximum overall impervious surface of 85%. Based on information supplied by the applicant, the Home Depot portion of the drainage area contributing to the pond would be approximately 90% impervious. Therefore, in order to maintain the 85% impervious surface limit for the overall drainage area, development of the 3.7-acre residual parcel would be restricted to an impervious surface limit of approximately 71%. These, of course, are details that will be worked out and carefully checked at the site plan stage of the project.
5. According to the Institute of Transportation Engineers (ITE) Trip Generation manual (6th Edition), the proposed Home Depot store can be expected to generate approximately 4,660 vehicle trips per weekday, including 196 trips in the AM peak hour and 382 in the PM peak hour. Traffic impacts would be greater on Saturday; with an estimated 6,074 trips per day; no reliable trip generation data exists for estimating Sunday trips. The proposed entrance to the Home Depot store would form a four-way intersection with Mooretown Road and the entrance to the Williamsburg Community Hospital site directly opposite. According to the traffic impact analysis submitted by the applicant, the traffic generated by the Home Depot would not be sufficient to warrant a traffic signal in this location; however, when combined with the additional traffic generated by the proposed out-parcels, a signal may indeed be warranted. Regardless, with or without the Home Depot, it is likely that a signal will be required around 2007 with the completion of Phase 2 of the hospital (according to the traffic impact analysis that was submitted with the hospital site plan). The conceptual plan depicts a 150' right turn lane with a 150' taper along westbound Mooretown Road at the entrance to the site and a 200' left turn lane with a 200' taper along eastbound Mooretown

Road. The plan also depicts a second right-in/right-out further north on Mooretown Road, which the developer has indicated would be constructed in conjunction with the development of the 3.7-acre out-parcel. However, because Mooretown Road is an arterial road, the Home Depot development is not automatically entitled to a second entrance (pursuant to Section 24.1-252(b) of the Zoning Ordinance) and it is not part of this use permit application. Whether or not the proposed second entrance will be approved will be evaluated administratively during the subdivision/site plan review process for Home Depot and the 3.7-acre parcel based on review of supplementary traffic impact analyses.

6. The applicant's concept plan indicates a subdivision design with a 20-foot wide "pipe stem" extending to Mooretown Road at the northwest corner of the site. The sole purpose of this proposed strip of land was to gain road frontage for installation of a monument sign. Staff and the applicant have discussed this proposal at great length and the applicant has been advised that the terms of both the Subdivision Ordinance (Section 20.5-70(b)) and the Zoning Ordinance (Section 24.1-202(c)) preclude the creation of such an irregular design when proposed solely for the purpose of sign installation. Staff has advised the applicant that the pipe stem arrangement could be proposed as a way to accommodate both a driveway access and a sign and the applicant has indicated an intention to pursue that alternative. Doing so will require the submission of additional traffic impact analyses and assurances that the driveway will also serve one or more of the lots to be created along the Mooretown Road frontage. Proposed approval Condition No. 15 addresses this issue.
7. The Zoning Ordinance contains provisions for outdoor display of merchandise sold on-premises in the EO district provided that the area does not encroach upon parking spaces and landscaped areas. The applicant has indicated that areas along the face of the building and in front of the garden center would be used for display of merchandise. Additional permanent storage of materials would be accommodated in the 27,988 square-foot garden center located at the north end of the building. Permanent storage areas are required to be screened, and approval conditions address these issues.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on October 8, 2003 and, subsequent to conducting a public hearing at which no one spoke other than the applicant, voted 6:1 to recommend approval.

COUNTY ADMINISTRATOR RECOMMENDATION

The Route 199 and Mooretown Road corridors have been planned for a mix of retail, office, light industrial, and tourist-oriented development. The proposed home improvement center is compatible with existing large-scale retail and restaurant uses and

the hospital located in the immediate vicinity. Therefore, based on the considerations and conclusions as noted, I recommend that the Board approve this application. This may be accomplished through the adoption of proposed Resolution No. R03-178.

Carter/3337:AMP

Attachments:

- Excerpts from Planning Commission minutes, October 8, 2003
- Zoning Map
- Conceptual Plan
- Building Elevation
- Sign Elevation
- Proposed Resolution No. R03-178